

This instrument was prepared by

GRANTEE'S ADDRESS:
Van E. Holcombe
16820 Hwy 25
Columbiana, Al 35051

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Canterbury Development Company, an Alabama General Partnership
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Van E. Holcombe

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 24, according to the survey of CANTERBURY ESTATES, 1st Addition, as recorded in
Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$12,000.00 of the above recited purchase price was paid from a mortgage executed
simultaneously herewith.

Inst # 1996-29525

09/06/1996-29525
04:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 10.30

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators
shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of September, 19 96

CANTERBURY DEVELOPMENT COMPANY

(SEAL) BY:

Van E. Holcombe, Partner

(SEAL) BY:

Mike Allen, Partner

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority

a Notary Public in and for said County.

in said State, hereby certify that Van E. Holcombe and Mike Allen, as partners on behalf of
Canterbury Development Company, an Alabama General Partnership,

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being
informed of the contents of the conveyance, they in their capacity as such partners,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, A.D. 19 96

POST OFFICE BOX 577

COLUMBIANA, ALABAMA 35051

Notary Public